

QA-630

2405 Love Point Road

Love Point community, Kent Island, Queen Anne's County

Constructed ca. 1916

Private

### ***SUMMARY DESCRIPTION***

This two-and-a-half story side-gabled dwelling is located on the southwestern-most part of the Love Point area on Kent Island in Queen Anne's County, Maryland. A cross between folk Victorian and shingle style, the house has four bays on its front façade and faces east onto Love Point Road. It is most easily identified by its white cedar shingle siding, wide shed-roofed dormer, and deep porch fronted by five white columns. The house is located on the southern half of a 1.25-acre lot, the northern half of which is open lawn.

### ***SUMMARY STATEMENT OF SIGNIFICANCE***

This history of this house reflects the changing social and economic structure of Love Point since development first began in the early 1900s. Originally built as a boarding house for summer visitors, the dwelling was converted to a private home when summer resort trade began to fall off. As the local population began to grow slowly, the house was transformed to a small tavern for the local residents. The tavern lasted until improvements in local infrastructure and the opening of the Bay Bridge eased the isolation of the northern tip of Kent Island. Once more a private home, the house remains outwardly little changed from the time it was first built nearly ninety years ago and serves as a reminder of the many stages experienced in the transformation of Love Point from farmland to a community.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. QA-630

### 1. Name of Property

(indicate preferred name)

historic

other 2405 Love Point Road

### 2. Location

street and number 2405 Love Point Road not for publication

city, town Stevensville X vicinity

county Queen Anne's County

### 3. Owner of Property

(give names and mailing addresses of all owners)

name Jeffrey T. Lund

street and number 2405 Love Point Road telephone 410-643-9951

city, town Stevensville state MD zip code 21666

### 4. Location of Legal Description

courthouse, registry of deeds, etc. Queen Anne's County Courthouse liber SM 957 folio 557

city, town Centreville tax map 40 tax parcel 23 tax ID number 04-008618

### 5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District  
☐ Contributing Resource in Local Historic District  
☐ Determined Eligible for the National Register/Maryland Register  
☐ Determined Ineligible for the National Register/Maryland Register  
☐ Recorded by HABS/HAER  
☐ Historic Structure Report or Research Report at MHT  
☐ Other: \_\_\_\_\_

### 6. Classification

Category	Ownership	Current Function	Resource Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	1
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	Noncontributing
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	2
<input type="checkbox"/> object		<input type="checkbox"/> education	buildings
		<input type="checkbox"/> funerary	sites
		<input type="checkbox"/> government	structures
		<input type="checkbox"/> health care	objects
		<input type="checkbox"/> industry	1
		<input type="checkbox"/> landscape	2
		<input type="checkbox"/> recreation/culture	Total
		<input type="checkbox"/> religion	
		<input type="checkbox"/> social	
		<input type="checkbox"/> transportation	
		<input type="checkbox"/> work in progress	
		<input type="checkbox"/> unknown	
		<input type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> other:	

Number of Contributing Resources previously listed in the Inventory

0

## 7. Description

Inventory No. QA-630

### Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one-paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

This two-and-a-half story side-gabled dwelling is located on the southwestern-most part of the Love Point area on Kent Island in Queen Anne's County, Maryland. A cross between folk Victorian and shingle style, the house has four bays on its front façade and faces east onto Love Point Road. It is most easily identified by its white cedar shingle siding, wide shed-roofed dormer, and deep porch fronted by five white columns. The house is located on the southern half of a 1.25-acre lot, the northern half of which is open lawn. A gravel driveway separates the south side of the house from a small cottage, which has been given a house number of 2403, although tax maps reflect only the address of the larger dwelling.

### Description:

The house sits on top of a concrete foundation that contains a basement, which is not a typical feature on Kent Island. The foundation rises approximately three feet above ground level and has an ashlar finish painted white. The same finish is used for the five concrete piers that support the columns on the front porch, while the steps providing access to the porch are constructed of brick, probably replacing the original wooden steps. The front porch itself, along with its shallow hipped roof, has recently been rebuilt using modern materials. From the road the house appears to be relatively tall and narrow, an impression enhanced by the height of the foundation.

The siding on the front of the house is white cedar wood shingles that have only recently been installed; after weathering has taken place, the building will once again resemble the "gray home" remembered by one of its former owners.<sup>1</sup> The four bays on the first floor consist of three six-over-six double sash replacement windows and the main entranceway, located to the right of the southernmost window. The doorway configuration holds a standard-size front door to the left of a window that would be approximately the same height and half the width of the door. There may also have been a transom or light across the top of the entire entry; both window areas are now covered, although the covering to the right of the door appears temporary. It is also uncertain whether the existing front door is original to the house, as many doors of this type would have had fifteen to twenty lights. The four bays on the second story of the front façade are aligned symmetrically across the width of the structure and directly above the bays on the first floor. Each window is a six-over-six double sash which is slightly smaller than the windows on the first floor. The shed-roofed dormer at the top of the front façade holds two sets of double windows that are of the same configuration as the other windows, but about half the size of those on the first floor. All of the windows have white painted wood or vinyl trim. Both the house and dormer have white corner boards, and a white wood string course spans the front façade at the bottom edge the second floor windows.

Hugging the south elevation of the house, a brick chimney rises from the ground and through the eaves to approximately two feet above the roof ridge line. An interior chimney on the north end of the house projects to the same height, giving the appearance from the front of a symmetrical fireplace configuration on the inside, but only the south chimney vents a fireplace. Also on the south side, a magnolia tree rises well above the level of the roof and chimney, and largely obscures the southern façade of the house. The basement windows visible on the south side appear to be original three-light casements. One window is located on the first level at the front, or east, end, and another window is located at the back on the second story. Both are six-over-six sash windows similar to others found on the house. A small modern potting cabinet juts from the side of the house at waist level below the second story window. The only other window on the south side is a semicircular window set just under the peak of the gable end. Similar to the north façade of the house, a raking cornice connects the front and back eaves, broken only at the point where the chimney rises through.

The rear, or west, elevation is an array of old and new. The two main features at ground level, the basement entryway and single-story enclosed porch, are most likely original. Directly beneath the first floor window at the far south side on the main block of the house is a small, shed-roofed entryway that provides access to the basement. The entryway abuts the house on one side and the enclosed porch on another; its roof rises to just under the first floor window. The remaining two sides consist of a plank door facing west, with red cedar shingle siding finishing the west elevation and wrapping around to cover the south side of the entry. The roof is corrugated metal covered with peeling white paint; the plank door is also painted white. The enclosed porch extends from the north (left) end to cover approximately three quarters of the rear elevation on the first floor. It is supported on four cement piers similar to the piers supporting the front porch, and has a set of brick steps leading up to a small brick porch outside the back doorway. What appears to be an original set of double six-over-six sash windows is located on the side of the porch facing south. Another set is located on the

<sup>1</sup> Mrs. Delores Buckel Cockey (former owner), interview typed by Beth Boyd, no date.

## 8. Significance

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Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> recreation	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> literature	<input checked="" type="checkbox"/> social history
	<input type="checkbox"/> community planning	<input type="checkbox"/> exploration/	<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation	<input type="checkbox"/> settlement	<input type="checkbox"/> military	<input type="checkbox"/> other: _____

Specific dates

Architect/Builder unknown

Construction dates 1916

Evaluation for:

☐ National Register

☐ Maryland Register

☒ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

This house holds a unique place in the history of Love Point. Evidence suggests that it was once a boarding house catering to summer visitors, which then later became a small tavern for local customers. The size and configuration of the building itself lends credence to the probability that it was originally built to be a boarding house, as most single-family homes in Love Point built during that time period were much smaller.

When it was first settled in the early 17<sup>th</sup> century, Kent Island was divided into plantations and farms. The principal crop was tobacco until the mid-18<sup>th</sup> century, when wheat and corn were found to be more profitable. Eventually, agriculture became less profitable overall on the Eastern Shore as the farms of the Midwest added their abundance to the market. It was perhaps inevitable that the beautiful beaches across the Chesapeake from Baltimore began to attract those looking to escape the city during the hot, humid days of summer. With a pier reaching out into the Chester River off the northern tip of Kent Island giving ready access, a resort community sprang up in the area long known as Love Point. The elegant Love Point Hotel was located just off the landing as was a railway depot that provided access to the Atlantic beaches, making the area not only a destination in itself but an attractive waypoint on longer journeys.

Two companies, Love Point Beach and Park Company, Inc., and Love Point Land and Improvement Company of Caroline County, Inc., purchased most of the land on Love Point and planned communities with a total of over 650 lots available for development.<sup>2</sup> Aided by the efforts of these two development companies, the year-round population on Love Point grew large enough to support a one-room schoolhouse from 1915 to 1932.<sup>3</sup> While the Love Point Hotel continued to operate throughout this period, business was sporadic, leading its owners to default on the mortgage three times between 1916 and 1923.<sup>4</sup> Both development companies lost large amounts of property due to mortgage defaults between 1917 and 1926.<sup>5</sup> Lots were also lost due to erosion of the shoreline as documented by USGS maps of Kent Island.<sup>6</sup> Although investors were to have varying levels of success with properties on Love Point, the lots purchased and developed by individuals for their own use gained a place in the isolated community that is highly valued today.

In 1916, Henrietta Craddock and Leila McElderry purchased the two lots on which the house was built from the Love Point Beach and Park Company. While remodeling, the current owner found the name McElderry on the back of some wood trim removed from the

<sup>2</sup> In Queen Anne's County Land Record books, see liber WFW 5, folio 480, for Love Point Beach and Park Company's plat, and liber SS 7, folio 590-1, for Love Point Land and Improvement Company's plat.

<sup>3</sup> Property purchased by the Board of School Commissioners in 1915, liber WFW 7, folio 377; classes ceased in 1932 per information pieced together from newspaper clippings from Kent Island Heritage Society files.

<sup>4</sup> Janet Freedman, *Kent Island: The Land That Was Once Eden* (Baltimore: Maryland Historical Society, 2002), 33.

<sup>5</sup> Queen Anne's County Land Records, liber WFW 11, folio 380 for Love Point Land & Improvement Company default.

<sup>6</sup> The mortgage default of the Land and Improvement Company noted that some of the lots had already washed away by the time of its default in 1917. See Queen Anne's County Land Records, liber WFW 11, folio 380.

## 9. Major Bibliographical References

Inventory No. QA-630

Cockey, Mrs. Delores Buckel, oral history typed by Beth Boyd, no date. Supplied by the current owner, Mr. Jeffrey Lund.  
Freedman, Janet. *Kent Island: The Land That Was Once Eden*. Baltimore, MD: Maryland Historical Society, 2002.

Kent Island Heritage Society files

Queen Anne's County Land Records

## 10. Geographical Data

Acreage of surveyed property 1.25 acres

Acreage of historical setting unknown

Quadrangle name Love Point

Quadrangle scale: 1:24,000

### Verbal boundary description and justification

The entire property occupies Lots 62, 63, 64, 65, 66, 77, and 78 on the plat map filed by Love Point Beach and Park Company, Inc., in Queen Anne's County Land records, folio WFW 5, folio 480-1.

## 11. Form Prepared by

name/title	Susan Detherage, and Amanda Apple Historic Preservation Planner		
organization	QA Co Dept. of Land Use, Growth Mgmt. and Environ't	date	7/30/2008
street & number	160 Coursevall Drive	telephone	410-758-1255
city or town	Centreville	state	Maryland

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to:

Maryland Historical Trust  
DHCD/DHCP  
100 Community Place  
Crownsville, MD 21032-2023  
410-514-7600



# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

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Continuation Sheet

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west elevation to the south of the roughly-centered back door, while a single six-over-six window is located to the north. The door itself has nine lights on top of three coffered wood panels and is protected by a wooden screen door; both doors are painted white. The wood trim around the door and windows has peeling white paint, as does the metal and wood trim surrounding the porch just above the piers. The crawlspace beneath the porch is enclosed by a variety of materials including brick and wood lattice. The roof is nearly flat and appears to be covered with tarpaper; the siding is a light-colored asbestos-cement shingle.

The visible portion of the main block on the west side is a patchwork of siding, apparently due to ongoing renovations. The first and second stories on the south side of the elevation are covered in red cedar shingles aged to a dark brown. Asbestos-cement shingles cover some of the cedar shingles on the second level, while the area above the enclosed porch has been stripped of all shingles and covered with tarpaper. The windows on the west facade are asymmetrically placed. While the six-over-six window on the first floor may be original, it appears to have been moved or modified in some way as indicated by the exposed tarpaper on either side. The two windows located on the second story above the porch are new and most likely not in the position of the original windows. The only remaining original window on the second floor is offset slightly from the window on the first level, and is probably in its original position as indicated by the wood trim surrounding it. There are also two separate dormers on the west facade, each with a new six-over-six sash window. According to the current owner, the dormers are original to the best of his knowledge.

The north façade has a rectangular bay window at the front (east) end on the first floor that spans nearly half the width of the house. Four tall, narrow, four-over-four sash windows look out onto the large expanse of lawn to the north, while the two sides of the protrusion each have a similar four-over-four window. Another six-over-six sash window is centered to the east bay. All seven of these windows are covered with storms and appear to be original. There are no windows on the second story, which is almost entirely covered with the asbestos-cement shingles. Some older wood shingles are also visible. It appears this facade will also be re-sided as new shingles already cover the gable end of the top story. Two four-over-four sash windows are located under the eaves above the raking cornice under the gable.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

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interior, a confirmation that the house was built during the Craddock/McElderry ownership. The house was once a boarding house is largely without question, as a former resident recalls that the bedroom doors still held the shadows of room numbers in her day.<sup>7</sup> It can further be assumed that the original buyers built the dwelling specifically to be a boarding house for several reasons. For one, the house stands two and a half stories tall, which is taller than most homes built during that time period on Love Point. It also contains a basement, which is very unusual for a property located on Kent Island. The dwelling has a large front porch that spans the entire length of the front façade and a porch on the rear of the house, since enclosed, is almost as long, allowing plenty of room for boarders to enjoy the cool bay breezes. The same owners also eventually purchased five more contiguous lots (one to the south, two to the north and two to the west), which provided the large expanse of lawn suitable for a variety of uses, from games to entertaining.

A former resident also recalls that the house then spent several succeeding years as a private dwelling until the late 1940's, when Joseph and Marjorie Buckel turned two of the rooms on the first floor into a small tavern. Mainly for the use of local residents from Stevensville and Love Point, one room held the bar, shuffleboard table, and pinball machine, while the second room held a jukebox and tables with chairs. Ladies were allowed to use the family restroom on the second floor while men had to use the restroom in the basement.<sup>8</sup> Although the bar and entertainment furnishings have long since been removed, the current owner states that there are still holes in the living room floor where the barstools were bolted in place.

This house demonstrates several aspects of the evolution of the Love Point community in the 20<sup>th</sup> century. Beginning as a boardinghouse for summer visitors, it changed to accommodate the growing number of year-round residents as a tavern, finally becoming a single-family home once again as the area gained access to entertainment elsewhere after the opening of the Bay Bridge. That it still stands tall alongside the road entering the Love Point community is a testament to the care of its various owners and the value they place on keeping local history alive.

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<sup>7</sup> Mrs. Delores Buckel Cockey (former owner), interview typed by Beth Boyd, no date.

<sup>8</sup> Ibid.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

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Jul. 24, 2002	SM 957/557 Transfer to Jeffrey T. Lund From Jeffrey T. and Anna M. Lund "all those seven lots . . . 62, 63, 64, 65, 66, 77, and 78 . . . Love Point Beach and Park Company." Ref: Plat of Love Point Beach and Park Co. WFW 5/480-481
Oct. 19, 1995	SM 510/14 Transfer to Jeffrey T. Lund and Anna M. Lund, his wife From Robert G. Towers \$167,500
Nov. 22, 1985	MWM 242/134 Transfer to Robert G. Towers From Richard Anthony Staple and Jan Cooley Staple, his wife \$120,000
Aug. 26, 1983	MWM 201/684 Transfer to Richard Anthony Staple and Jan Cooley Staple From William H. Cockey and Dolores B. Cockey, his wife \$100,000
Jul. 10, 1967	CWC 29/403 Transfer to William H. Cockey and Dolores B. Cockey, his wife From John R. Young, widower
July 13, 1957	TSP 35/417 Transfer to John R. Young and Ora H. Young, his wife From Joseph K. Buckel and Marjorie Marie Buckel
Dec. 13, 1947	ASG 18/494 Transfer to Joseph K. Buckel and Marjorie Marie Buckel, his wife From Mary E. Connelly and Hobart W. Connelly, her husband
April 2, 1945	ASG 11/27 Transfer to Mary E. Connelly and Hobart W. Connelly From Martha J. Ware, widow
Sept. 29, 1941	ASG 5/128 Transfer to Walter G. Ware and Martha J. Ware, his wife From Irene Hendrickson, widow



# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

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Name 2405 Love Point Road  
Continuation Sheet

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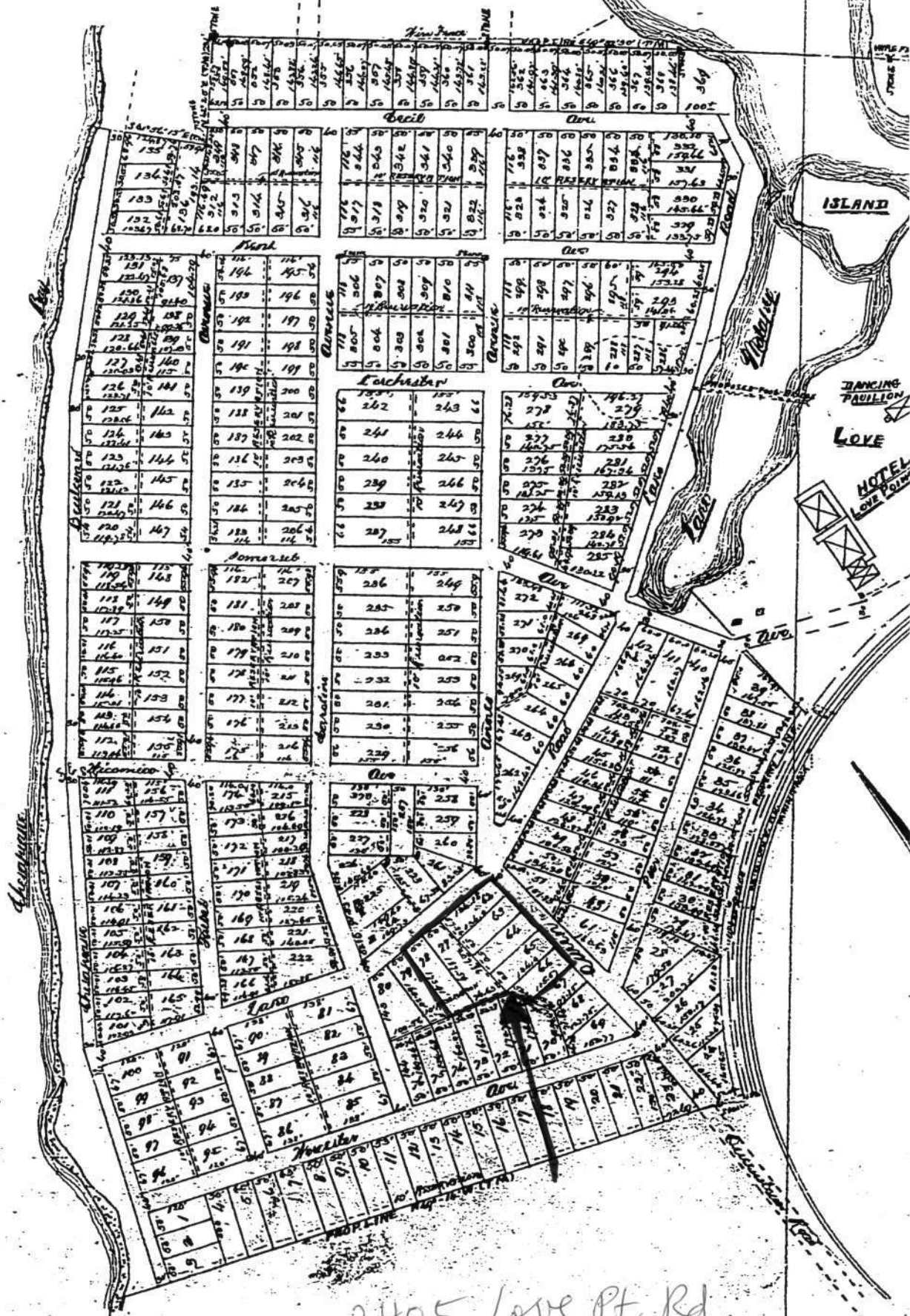
July 1, 1940	ASG 3/102 Transfer to Lee Hendrickson and Irene Hendrickson, his wife From T. Herman Palmer
June 30, 1937	ASG 1/119 Transfer to T. Herman Palmer From John Palmer Smith, trustee Mortgage sale due to default by Frank G. and Hettie V. Fisher
Dec. 31, 1924	BHT 3/38 Transfer to Frank G. and Hettie V. Fisher From Henrietta R. Craddock and Leila De M. McElderry \$4,500 - all 7 lots
July 21, 1922	JFR 9/195 Transfer to Henrietta R. Craddock and Leila De M. McElderry From Love Point Beach & Park Company, Inc. \$625 for lots 62, 63, 66, 77, 78
Oct. 13, 1916	WFW 9/385 Transfer to Henrietta R. Craddock and Leila De M. McElderry From Love Point Beach & Park Company, Inc. Lots 64 & 65

QA-620



QA-630

# Love Point Land and Improvement Co.



Queen Anne's Co. Plats

Land Plo. W.F.W. #5

Vol 10 480-481

Plot of Love Point Beach & Park Co.

2405 Love Pt. Rd

2405 Love Point Road  
Stevensville, MD 21666

Telephone conversation with Mr. Lund on 7/25/08:

According to local legends, the house was once a boarding house and/or a private tavern for local/regular customers. Female patrons were allowed to use the family bathroom upstairs (the second floor) while men used the restroom in the basement. Mr. Lund says there are still holes in the floor where stools were once bolted in.

The dormers are original to the house as far as he knows. There is one fireplace on the south wall where the outside chimney is located; the other chimney is for the furnace, et al.

The new siding is white cedar. Mr. Lund was told that the old asbestos shingles on the house are cement, but it is more likely that they are an asbestos-cement composite.

The garage to the rear of the house was built by Mr. Lund himself, although local gossip and some old lumber piled out back indicated that a garage or shed stood there prior to his owning the property.

The small house known as 2403 Love Point Road was allegedly an old chicken coop or shed. Mr. Lund says that it was as it appears when he purchased the property. He also said it should already be its own parcel, but he was not clear why it is not. He clearly has ownership, as he claims he rents it out.

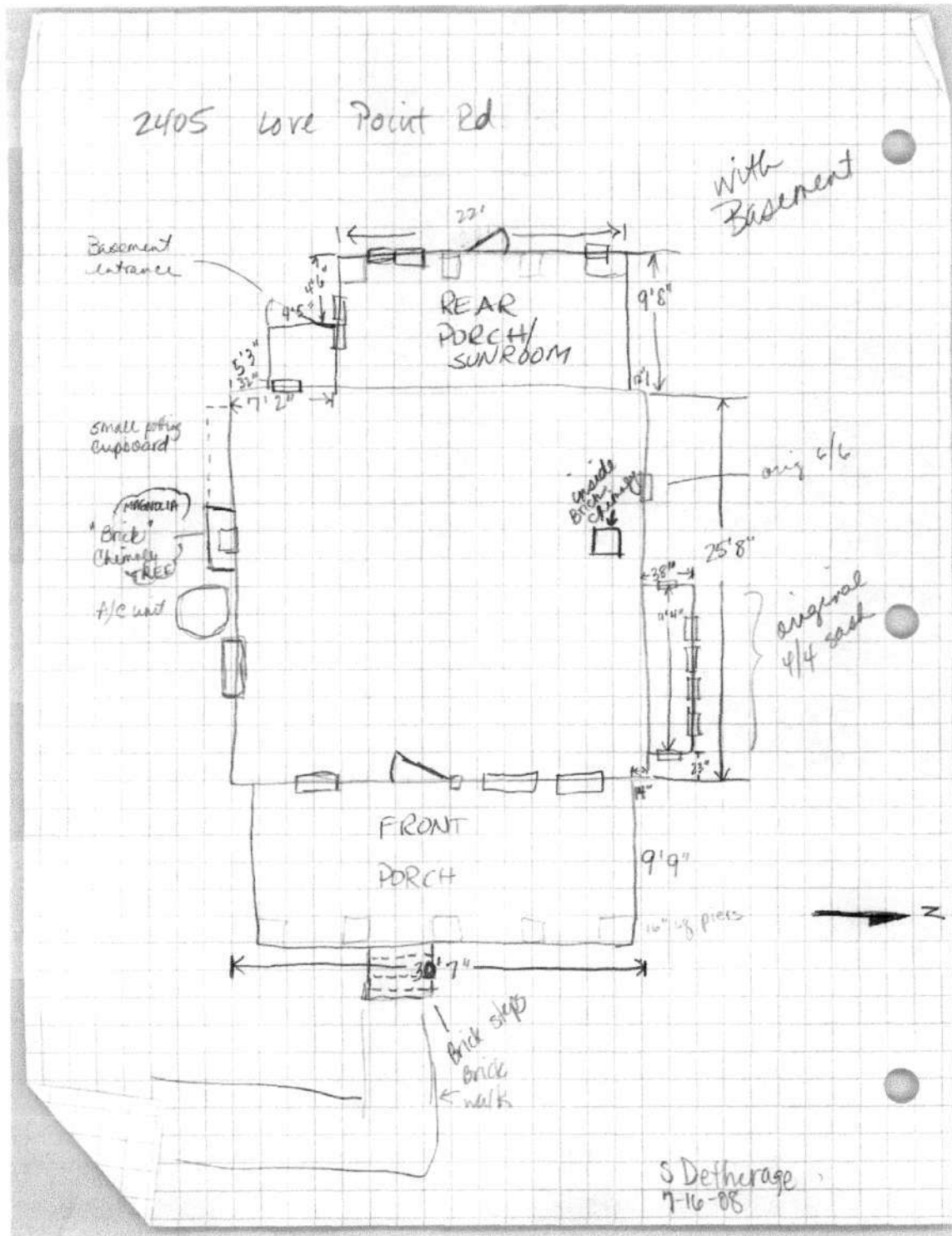
He has a piece of trim removed at some point during renovations with the name McElderry etched or written on the back, which supports the supposition that the house was built by Leila DeM. McElderry and Henrietta R. Craddock after their purchase of Lots 64 & 65 from the Love Point Beach & Park Company in 1916.

Mr. Lund has a brief history that came with the house, which was typed up by a third party from an interview of a former owner, Mrs. Delores Buckel Cockey. He faxed that to me as we spoke on the phone (original in file).

Mr. Lund also has the telephone number of a former owner's son who visits him occasionally; he will pass on our number to him in case he is willing to talk with us, share pictures, etc.

S. Detherage

Stevensville vicinity, Queen Anne's County







## Photo Log

QA-630 – 2405 Love Point Road

Photos taken July 16, 2008

By Amanda Apple, Historic Preservation Planner

Queen Anne's County, MD

Photos printed on Epson Premium Glossy Paper with Epson UltraChrome pigmented inks

File Name(s)	Description
QA-630_2008-07-16_01 QA-630_2008-07-16_01.NEF QA-630_2008-07-16_01.TIF	East (front) façade
QA-630_2008-07-16_02 QA-630_2008-07-16_02.NEF QA-629_2008-07-16_02.TIF	South elevation and small rental unit (non-contributing)
QA-630_2008-07-16_03 QA-630_2008-07-16_03.NEF QA-630_2008-07-16_03.TIF	West elevation
QA-630_2008-07-16_04 QA-630_2008-07-16_04.NEF QA-630_2008-07-16_04.TIF	North elevation
QA-630_2008-07-16_05 QA-630_2008-07-16_05.NEF QA-630_2008-07-16_05.TIF	Garage in rear of house (non-contributing)



QA-630

2405 Love Point Rd., Stevensville vicinity

Queen Anne's County, MD

QAC Dept. of Land Use, et al - Aug. 2008

MD SHPO

East facade

1 of 5





QA-630

2405 Love Point Rd., Stevensville

Queen Anne's Co, MD

OAC Dept. of Land Use, et al. - Aug. 2008

MD SHPO

South elevation : small rental unit

2 of 5



QA-630

2405 Love Point Rd., Stevensville

Queen Anne's County MD

QAC Dept. of Land Use, et al. - Aug. 2008

MD SHPO

West elevation

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QA-630

2405 Love Point Rd., Stevensville

Queen Anne's County, MD

QAC Dept. of Land Use, et al. - Aug. 2008

MD SHPO

North elevation

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2405 Love Point Rd, Stevensville  
Queen Anne's County, MD

DAC Dept. of Land Use, et al. - Aug. 2008  
MD SHPO

Garage in rear of house

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